

COPY

CITY OF ST. JOSEPH
TAX INCREMENT FINANCING COMMISSION

PUBLIC HEARING
AMERICAN ELECTRIC BUILDING
TAX INCREMENT FINANCING PLAN

Hearing to consider resolution recommending to the City Council of the City of St. Joseph, Missouri, approval of the proposed American Electric Building Tax Increment Financing Redevelopment Project designated as Redevelopment Project 2A within Redevelopment Project Area 2 of the Downtown St. Joseph TIF Plan Redevelopment Area, designation of 302 North Third Street, LLC.

Record of proceedings for the open public hearing held on February 21, 2018, before the Tax Increment Financing Commission, at City Council Chambers, City Hall, 1100 Frederick, St. Joseph, Missouri.

*** MIDLAND REPORTING ***

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A P P E A R A N C E S

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- 2
- 3 Committee Members Present:
- 4 Chairman Drew Brown
- 5 Mr. Jeff Penland
- 6 Mr. Byron Myers, Sr.
- 7 Mr. Wesley Metz
- 8 Mr. John Spencer
- 9 Mr. Brandon Tritten
- 10 Mr. John Reese
- 11 Mr. John Murawski
- 12 Mr. Chris Silcott
- 13
- 14 For the City of St. Joseph:
- 15 Mr. Clint Thompson, Director of Planning
- 16 and Community Development
- 17 Mr. Chris Williams, Attorney at Law
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25

E X H I B I T S

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E X H I B I T S			
Number	Description	Page Marked	Page Identified
4	American Electric Building Project Application submitted by 302 North Third Street, LLC	--	35
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6	City Staff Report to the TIF Commission dated February 16, 2018	--	35

1 public hearing regarding the proposed
2 American Electric Building Tax Increment
3 Financing Project designated as Redevelopment
4 Project 2A in Redevelopment Project Area 2 of
5 the Downtown St. Joseph Tax Increment
6 Financing Redevelopment Plan, an amendment to
7 the plan to conform the plan to the project
8 and designation of 302 North Third Street,
9 LLC, as the developer of the project.
10 I will now open the public hearing.
11 Let me explain the process for the public
12 hearing this evening.
13 Everyone desiring to speak
14 regarding the proposed American Electric
15 Building Tax Increment Financing Project will
16 be given the opportunity to be heard.
17 Your comments should be regarding
18 the proposed project specifically.
19 If you have questions, direct your
20 questions to me and I will ask for a response
21 to the question when you have finished your
22 comments.
23 The order of business will be as
24 follows: One, presentation by the applicant;
25 two, city staff presentation; three, public

1 P R O C E E D I N G S
2
3 (The following proceedings
4 began at 4:05 p.m.)
5
6 CHAIRMAN DREW BROWN: The
7 February 21st, 2018, meeting of the
8 St. Joseph Tax Increment Financing Commission
9 is called to order. Would you please call
10 the roll.
11 MR. JOHN SPENCER: Drew Brown?
12 CHAIRMAN DREW BROWN: Present.
13 MR. JOHN SPENCER: Jeff Penland?
14 MR. JEFF PENLAND: Present.
15 MR. JOHN SPENCER: Byron Myers?
16 MR. BYRON MYERS: Present.
17 MR. JOHN SPENCER: Brandon Tritten?
18 MR. BRANDON TRITTEN: Present.
19 MR. JOHN SPENCER: John Reese?
20 MR. JOHN REESE: Present.
21 MR. JOHN SPENCER: And John Spencer,
22 present.
23 CHAIRMAN DREW BROWN: The quorum
24 has been established.
25 The next item on our agenda is a

1 comment; four, commission discussion and
2 questions.
3 Before we continue, I ask that
4 anyone desiring to make a statement during
5 the public hearing to please stand at this
6 time and be sworn to an oath of truthfulness.
7 The court reporter will administer the oath.
8 THE COURT REPORTER: Do you
9 solemnly swear that the testimony you
10 are about to give in the cause pending
11 will be the truth, the whole truth,
12 and nothing but the truth?
13
14 (All responded "I do.")
15
16 MR. CHRIS WILLIAMS:
17 Mr. Chairman, could you note for record that
18 Mr. Metz and Mr. Silcott have arrived to
19 reflect it in the quorum.
20 CHAIRMAN DREW BROWN: Yes.
21 Let the record reflect that Mr. Metz and
22 Mr. Silcott have arrived, to reflect it in
23 the quorum.
24 It will be necessary for anyone
25 making a statement to give your name and

1 address at the beginning of your statement.
2 Now we will hear from the applicant.

3 * * * * *

4
5
6 PRESENTATION BY MR. JOHN HANSEN

7 MR. JOHN HANSEN: My name is
8 John Hansen. Address is 1901 West 47th
9 Place, Suite 102, Westwood, Kansas.

10 I'm with Integra Realty Resources
11 and my firm represents the developer
12 applicant, Sky Real Estate, as its public
13 finance consultant.

14 I'm joined by Wes Grammer,
15 president of Sky Real Estate, who will be
16 speaking in a great level of detail about
17 some of the specifics on the proposed
18 projects in just a few moments.

19 Before you this afternoon is an
20 amended TIF redevelopment plan showing an
21 estimated \$25 million of redevelopment to the
22 American Electric Building.

23 The historic building, as many of
24 you know, is just a gorgeous building. It's
25 truly a gem worth saving, and we believe we

1 for the project. We're not requesting
2 payments in lieu of taxes, the property tax
3 side of the equation for the TIF.

4 We're going to tackle that aspect
5 of the project with the Chapter 100 tax
6 abatement request that the City will be
7 considering next month. But for purposes of
8 the TIF itself, we will not be doing any
9 payments in lieu of taxes as part of the TIF
10 plan. I just wanted to make that clear.

11 The American Electric Building lies
12 within the boundary of the Downtown
13 St. Joseph TIF Redevelopment Plan, which was
14 approved back in 2009, and more specifically,
15 we're within Redevelopment Project Area 2.

16 We understand from city staff and
17 legal council that this is the first proposed
18 project within Redevelopment Project Area 2
19 in the nine years since the plan has been
20 approved.

21 And what we're proposing to do with
22 this amended plan is essentially make the
23 American Electric Building Redevelopment
24 Project Area 2A, and to revise the balance of
25 Redevelopment Project Area 2, to stand on its

1 have come up with a great plan that will
2 allow us to save that building and really put
3 it to its highest and best use.

4 Clearly but for the TIF that we
5 will be talking about this afternoon and
6 other incentives we requested with the City,
7 along with state and federal historic tax
8 credits, this project simply would not be
9 financially feasible.

10 Without any incentives, the project
11 would have a stabilized return on investment
12 of approximately six percent, and that's
13 simply an insufficient return to garner any
14 interest from either lenders or the investors
15 in the project.

16 With the \$3 million TIF request
17 before you today and other incentives that
18 are being requested, the projected return on
19 investment for the project approaches
20 10 percent, 9.87 percent to be exact, per the
21 estimates that my firm has prepared, which we
22 believe is a financable return and will allow
23 us to move forward with the project.

24 The TIF request contemplates
25 redirection of economic activity taxes only

1 own to revise what we call the project area,
2 to allow future projects to utilize that
3 project area.

4 But ours would simply be for around
5 the boundary of the American Electric
6 Building and be called Redevelopment Area
7 Project 2A.

8 The amended TIF plan and associated
9 exhibits that are before you, that you have
10 copies of, along with the applicant's TIF
11 application, contain a lot more details about
12 the proposed redevelopment.

13 At this time, I'd like to turn it
14 over to Wes Grammer, president of Sky Real
15 Estate, for him to walk through some of the
16 more particular details about what Sky Real
17 Estate has in mind for the building.

18
19 (Mr. John Murawski entered
20 the room and joined the
21 proceedings.)
22

23 CHAIRMAN DREW BROWN: If we
24 could pause for a moment to allow John
25 Murawski to take his seat. And let the

13

1 record reflect that John Murawski is now with
2 us.

3 MR. JOHN MURAWSKI: Sorry.

4 CHAIRMAN DREW BROWN: Proceed,
5 Mr. Grammer.

6 * * * * *

7
8
9 PRESENTATION BY MR. WES GRAMMER

10 MR. WES GRAMMER: Wes Grammer,
11 Sky Real Estate, 427 West 49th Terrace in
12 Kansas City.

13 Thank you for your time this
14 afternoon. Thank you, John, for the opening.

15 My name is Wes Grammer. I am the
16 developer for the proposed project, and also
17 the president of Sky Real Estate.

18 I founded Sky in 2016 after
19 approximately 13 years with RED Development
20 and several of its other companies.

21 I worked throughout my career for
22 large mixed use projects, large retail
23 projects. And I'm really excited about this
24 project, the first project that I have done
25 in St. Joseph.

15

1 will be an open loft with exposed wood
2 ceilings, a new poured concrete floor, modern
3 finishes throughout.

4 And, you know, after touring a lot
5 of the competitive projects here on the
6 market, it's just very -- I believe it will
7 be a cut above those projects. And I believe
8 the people of St. Joseph really deserve a
9 better option.

10 The project will begin this fall to
11 start construction. It would open in the
12 spring of 2020.

13 And I thought it would be good to
14 point out that last fall the Chamber of
15 Commerce here set up a meeting with seven of
16 the largest employers in the market. And it
17 was great meeting all the people there.

18 They talked about their employees
19 and the amount of jobs that they are adding,
20 some of their challenges, some of the places
21 that they are successful. And it was really
22 interesting to hear that their number one
23 challenge is recruiting. A number of
24 companies might say that that's a challenge
25 for them.

14

1 I'm also working on a number of
2 mixed use projects in and around Kansas City,
3 Overland Park, and Colorado, as well.

4 Many of you may have been in and
5 around the American Electric Building over
6 the years. It was constructed in 1887, and
7 expanded in 1917, the second half of the
8 building was constructed. It's owned by
9 Consolidated Electric today and they -- the
10 building has been vacant for a number of
11 years now.

12 The building is really in need of
13 repair in many ways. It is a beautiful
14 building on the outside. There are a lot of
15 really cool features for the building inside.
16 It's got really strong bones and it's really
17 perfect for modern apartments.

18 The plan is to renovate the
19 building to approximately 140 apartment units
20 on the upper floors. There would be retail
21 on the first floor of the project and
22 commercial uses.

23 You might see in your packet there
24 are some photos that show the proposed
25 booking fee. These are conceptual, but it

16

1 But the real thing that they
2 pointed out was that the challenge is finding
3 housing for the employees, and give hundreds,
4 if not thousands, of employees today in
5 St. Joseph that are commuting to areas around
6 Zona Rosa and the KCI Airport.

7 They are making a good wage here in
8 this market and they are going every night to
9 another market. We want to provide them the
10 option to stay here in St. Joseph.

11 I would like to add that I'm
12 obviously very excited about this project,
13 but all of the other projects and the things
14 that may happen in downtown St. Joseph like
15 the Hillyard Redevelopment Convention Center,
16 the hotels, things like that, that will all
17 really add to the revitalization of downtown
18 and we really hope to be a part of it.

19 I appreciate your consideration in
20 this project and look forward to making it a
21 success. Back to John.

22 * * * * *

PRESENTATION BYMR. JOHN HANSEN (Continued)

MR. JOHN HANSEN: Thank you,
Wes.

As you can tell by Wes's
description, we really think it's going to be
a great project.

We're thrilled to take the next
step and move this thing on, starting, as Wes
said, in the fall, hopefully rapping up in
the spring of 2020. I'm very excited about
that.

All the details about the proposal
are before you with the TIF plan amendments,
the TIF application, the staff report. Wes
and I stand ready to answer any of those
details.

We want to make sure and provide a
lot of time to ask the particular questions
that you have related to the plans, going
through everything that is in your packet.

But we look forward to your
questions, look forward to getting started
with the project, and respectfully request
the recommendation of the city council to

ask the applicant to give us a layman's
explanation of the cost benefit analysis.

MR. JOHN HANSEN: Sure. The
cost benefit analysis is a required component
per state statute for the redevelopment
project plan and any amendment of the plan
itself. That can be seen in your Exhibit 7
of the amended TIF redevelopment plan.

My firm created this cost benefit
analysis and essentially seeks to show for
each one of the affected taxing jurisdic-
tions, for example, city, county, school
district, etc. So each one of those pages is
a different taxing jurisdiction.

What is the relative total benefit
if the project is built as we have
contemplated, and that is under the columns
titled "With Development." And there is a
section on that same page that assumes what
would the direct tax revenue to that taxing
jurisdiction be if the project were not
redeveloped.

So we made the assumption if the
project remains a vacant building, if this
redevelopment plan does not occur, what would

approve the TIF plan amendment before you.
Thank you.

CHAIRMAN DREW BROWN: Are
there any questions for the members of the
commission regarding the applicant's
presentation?

I think the best thing would be for
the applicant to approach to see the numbers.

(Mr. John Hansen approached
the bench.)

MR. JOHN SPENCER: My question
was, on the staff recommendation, the sales
tax figure was \$240,000, but on your
application it was \$446,000. I'm just
curious whether that's a clerical error.

MR. JOHN HANSEN: It is.
I believe that the number and the TIF
application for the CID sales tax in the
amount of \$446,311 is the correct number to
be using.

MR. JOHN SPENCER: Okay.
Thank you.

CHAIRMAN DREW BROWN: I would

tax revenues to each one of those taxing
districts be. And then we looked at the
alternate reality, which is how the project
moves forward.

Incentives were put in place,
including the TIF EATs request as part of
what we're talking about today. And we
compare the relative benefits, either with
redevelopment or without redevelopment.

And so on the first page of
Exhibit 7 is the City of St. Joseph. So just
as example, with redevelopment, the sum total
of ad valorem taxes and then replacement tax
and sales tax equates over a 30-year period
of \$1.7 million of direct economic benefit.
That's if the building is redeveloped as
we're proposing and with the finance
structure that we're proposing.

Without redevelopment, no retail
sales within the building, we projected, you
know, if it was not redeveloped and what
would the total benefit to the City of
St. Joseph be through property taxes alone on
the project over that same 30-year period,
which is \$71,000.

21

1 So really the benefit to the City
2 of St. Joseph in making this decision is the
3 difference between those two numbers. So
4 approximately \$1.7 million of positive
5 economic benefit to the City.

6 So within the cost benefit
7 analysis, as you turn through that, you can
8 look at any particular affected taxing
9 jurisdiction to see what is relative under
10 each one of those scenarios would be.

11 CHAIRMAN DREW BROWN: Thank
12 you. I notice that there is a tax bump at
13 26 years.

14 MR. JOHN HANSEN: Um-hum.

15 CHAIRMAN DREW BROWN: It's my
16 understanding the TIF expires in 23 years.

17 MR. JOHN HANSEN: That's
18 correct.

19 So what we're proposing at city
20 council next month is to do a Chapter 100 tax
21 abatement for a period of 25 years.

22 So what you are seeing there in the
23 bump, this is a comprehensive cost benefit
24 analysis that includes all the components
25 that we're requesting within our financing

23

1 chosen to go that route.

2 CHAIRMAN DREW BROWN: Are
3 there other questions?

4 MR. BYRON MYERS: What page
5 can I find the abatements for taxes, where we
6 are abating taxes for you?

7 CHAIRMAN DREW BROWN: Did you
8 understand the question?

9 MR. BYRON MYERS: I've looked
10 through all this and I'm not finding it. I'm
11 just looking for help.

12 MR. JOHN HANSEN: Sure. It is
13 reflected in the cost benefit analysis, but
14 because granting the Chapter 100 tax
15 abatement is not -- it's a matter of purview
16 of the City that we'll be talking with them
17 on March 12th about.

18 There is no direct information in
19 the TIF plan amendment regarding the
20 abatement itself.

21 So there is a Chapter 100 plan that
22 is on file now with the city clerk. Taxing
23 jurisdictions have been notified and we'll
24 have a public hearing related to that on
25 March 12th.

22

1 package, so it includes some of what you're
2 considering today, but it also factors in the
3 Chapter 100 tax abatement, as well.

4 So if the City agrees with our
5 request to grant Chapter 100 tax abatement
6 next month, the taxing jurisdictions would
7 see revenues as we've projected here. And in
8 that 26th year, there would be a bump in the
9 property taxes.

10 MR. JOHN SPENCER: John, to be
11 clear, the Chapter 100 abatement is outside
12 the scope of what we're addressing today?

13 MR. JOHN HANSEN: That's
14 correct, yes.

15 And that's simply, as I mentioned
16 in my opening remarks, the abatement is a
17 little bit simpler and a more straightforward
18 structure for our lenders to understand as
19 opposed to coming before you and requesting
20 payment in lieu of tax approach where we pay
21 taxes and a portion of that comes back to the
22 project.

23 It's just a preference from
24 lenders, from our experience, on those
25 multi-family projects. That's why we have

24

1 MR. BYRON MYERS: So Drew, we
2 will be meeting again after the Chapter 100
3 thing is presented to the council, that
4 information needs to come back to us because
5 that's part of our decision making in
6 recommending it to the council?

7 MR. CHRIS WILLIAMS: No, it
8 does not come back to you.

9 The Chapter 100 is a city council
10 program and decision. You can take into
11 account the fact when you're looking at this
12 TIF plan amendment that they are proposing a
13 Chapter 100 on the property tax side.

14 But what's before you is simply
15 their application for their TIF portion
16 project which is all funded by 50 percent of
17 the sales tax generated by the project.
18 That's all that's happening on the TIF side
19 of things.

20 And that's what -- I think as
21 Commissioner Spencer said, that's what's
22 within this group's purview tonight.

23 CHAIRMAN DREW BROWN: Other
24 questions?

25 (No response.)

1 CHAIRMAN DREW BROWN: If there
2 are no more questions for the applicant at
3 this time, I will now ask the city staff to
4 give their presentation.

5 MR. CLINT THOMPSON: Thank
6 you, Mr. Chairman.

7 * * * * *

8
9
10 PRESENTATION BY MR. CLINT THOMPSON

11 MR. CLINT THOMPSON: My name
12 is Clint Thompson. I am the director of
13 planning and development with the City of
14 St. Joseph.

15 For the record, I'm going to
16 provide some highlights of the staff report
17 that you have before you. I will not get
18 into the detail of the project since the
19 developer has covered that. And I'll be glad
20 to answer any questions that you may have
21 after my remarks.

22 As the developer indicated, this is
23 the first application the City has received
24 for TIF assistance in what we call RPA-2,
25 Redevelopment Project Area 2.

1 In addition, statutory required
2 notices were also subsequently published in
3 the newspaper and mailed to the affected
4 property owners.

5 The City, as required by the State,
6 did solicit proposals of any interested
7 parties on behalf of the TIF commission to
8 redevelop the proposed property that's being
9 discussed tonight at 302 North Third Street.
10 The City only received one application and
11 that was from the developer that was before
12 you tonight.

13 As indicated from the development
14 team, they have proposed and outlined four
15 proposed sources of revenue with the use of
16 tax increment financing proposed to generate
17 approximately \$2,980,654 over the life of the
18 TIF.

19 There are a variety of other public
20 incentives that are being considered, as
21 well; but as has been discussed, the purview
22 of this commission is to entertain the review
23 of the use of TIF at this time.

24 Also, the developer has provided to
25 the City a breakdown of the total development

1 The city council, in 2009, approved
2 a downtown TIF district and established four
3 districts at that time with a variety of
4 goals for each district in an attempt to
5 encourage downtown revitalization.

6 Since the city council and the City
7 have already endorsed the downtown TIF
8 district, the application for TIF assistance
9 is less intense as far as the requirements
10 the developer must submit, because of the
11 previous downtown TIF district plan that's on
12 file.

13 So the review process is a little
14 different, as well. City staff did review
15 the TIF application for approval within the
16 downtown tax finance and redevelopment plan
17 and has determined this application to be in
18 conformance with the applicable city policies
19 and state statutory requirements in
20 accordance with Chapter 99 of Revised
21 Missouri Statutes.

22 In response to the application, the
23 statutory required 45-day notice of the TIF
24 commission public hearing was sent to the
25 affected taxing jurisdictions, as well.

1 cost for the project.

2 It is estimated the total project
3 cost is \$24,971,483. And of that portion,
4 the reimbursement of TIF will be utilized for
5 the bricks and mortar part of the
6 construction and rehab of this building.

7 Based on the review of this
8 information and the expenses proposed for
9 reimbursement with TIF revenues, they are
10 consistent with the types of cost for
11 redevelopment as eligible for reimbursement
12 pursuant to the TIF statutes.

13 The approximate \$3,000,000 of
14 the total development cost represents
15 11.9 percent of the total project costs to
16 be funded by TIF revenues.

17 The applicant has provided a
18 pro forma that shows the projected rate of
19 return on the proposed project.

20 And even with the use of these
21 various incentives, including TIF, the
22 applicant is projected to receive under
23 10 percent as a return on their investment.

24 The applicant is not seeking the
25 issuance of TIF bonds, but this will be

1 established as a pay-as-you-go TIF. So the
2 liability of any incurred debt is the
3 responsibility of the property owner moving
4 forward.

5 The City will only reimburse the
6 developer as revenue is generated and
7 reimburse them annually at that time. So the
8 City has no liability if the project does not
9 move forward.

10 Since the proposed project is
11 within the boundary of the previously
12 approved downtown TIF plan, staff reviewed
13 this application based on its consistency
14 with the provisions of the TIF plan,
15 including whether the proposed rehabilitation
16 and renovation work reflects what was
17 contemplated by the original downtown TIF
18 plan for this area, and whether the project
19 is financially feasible and whether requested
20 TIF reimbursable expenses are appropriate.

21 Based on a review, staff has
22 determined -- recommends approval of the
23 proposed project and the requested TIF
24 assistance.

25 I will entertain any questions you

1 may have about the staff report or anything
2 that may relate to City's portion of the
3 review or the project review.

4 CHAIRMAN DREW BROWN: Are
5 there any questions from the members of the
6 commission regarding the city's presentation?

7
8 (No response.)
9

10 CHAIRMAN DREW BROWN: There
11 being none, point of personal privilege, if I
12 can ask the applicant to respond to Point 16.

13 There is some ambiguity in the
14 sense it says, "In total, the developer
15 expects approximately \$10.5 million of the
16 total project budget will be spent on
17 construction labor, with the average of
18 \$51,630 for the St. Joseph area."

19 The project will generate -- I'm
20 confused by this \$51,000 figure. If you
21 could please explain that.

22 MR. JOHN HANSEN: Absolutely,
23 Mr. Chairman.

24 And you are referring to Section 16
25 of the TIF application; am I correct?

1 CHAIRMAN DREW BROWN: Yes.

2 Correct.

3 MR. JOHN HANSEN: In that
4 section, we were requested to describe
5 estimates on job generation projections,
6 number of new employees, and a number of
7 facets.

8 So we looked through a number of
9 industry averages as far as our particular
10 construction budget, estimated businesses to
11 be a part of the building.

12 We have a 140-unit apartment
13 building. It's going to have a property
14 manager and a full-time maintenance person,
15 we believe, rentable commercial space. We
16 projected the number of employees in that
17 space.

18 We were also asked about the
19 construction labor of the budget. We took
20 the hard cost of the project, multiplied that
21 by 50 percent, being what we believe was a
22 reasonable estimate of materials versus
23 labor.

24 And then we looked on the Bureau of
25 Labor Statistics Web site for average

1 construction wage jobs. And on that Bureau
2 of Labor Statistics Web site, you can go --
3 not just the drill into particular regions,
4 St. Joseph and in some cases, depending on
5 the particular job that we were looking at,
6 sometimes it's broken down to St. Joseph
7 itself, sometimes we had to look at kind of
8 the Greater Kansas City/St. Joseph area.

9 But on that Web site is where we
10 obtained \$51,630 for an average construction
11 wage in this area.

12 Now, that's across many, many
13 trades, and it is an average wage number.
14 But we felt like using some from the Bureau
15 of Labor Statistics was a fair statistic to
16 use in estimating the wages.

17 CHAIRMAN DREW BROWN: Is that
18 an annual figure or is it a figure for the
19 total wages that they'd get working on this
20 project?

21 MR. JOHN HANSEN: Yes, that
22 would be an average annual wage.

23 So we took the total construction
24 budget, divided by the wage per employee, and
25 estimated the number of full-time equivalent

1 employees over the course of the year that
2 would work on the project.
3 CHAIRMAN DREW BROWN: Okay.
4 Thank you.
5 MR. JOHN HANSEN: Thank you,
6 Mr. Chairman.
7 CHAIRMAN DREW BROWN: Last
8 opportunity for the commissioners to pose
9 questions.
10 MR. BYRON MYERS: Would you
11 entertain a motion?
12 MR. CHRIS WILLIAMS:
13 Mr. Chairman, first we need to have public
14 testimony.
15 MR. BYRON MYERS: Thank you.
16 CHAIRMAN DREW BROWN: No.
17 (Laughter.)
18 CHAIRMAN DREW BROWN: If there
19 are no more questions for the city staff or
20 the applicant, members of the public who wish
21 to offer testimony regarding this application
22 and information presented this evening may
23 now step forward and give their comments.
24 If you wish to give testimony and
25 were not sworn at the beginning of the public

1 hearing, please stand now and take the oath
2 of truthfulness.
3 I will remind you to state your
4 name and address prior to beginning your
5 comments.
6 If you have questions regarding the
7 application, state your questions to me and I
8 will follow up and request an answer when you
9 have concluded your comments.
10 Are there any statements to be
11 offered regarding the proposed project?
12 (No response.)
13 CHAIRMAN DREW BROWN: If there
14 are no public comments, do any members of the
15 commission have any further questions or
16 comments this evening?
17 (No response.)
18 CHAIRMAN DREW BROWN: Are
19 there any exhibits to be entered into the
20 record?
21 MR. CHRIS WILLIAMS: Yes,

1 Mr. Chairman. We have six exhibits this
2 evening that we ask be entered into the
3 record.
4 The first is the mail and
5 publication notices to the taxing
6 jurisdictions and property owners of the
7 public hearing before the TIF commission
8 today.
9 Exhibit 2 is the Downtown
10 St. Joseph Tax Increment Financing Plan.
11 Exhibit 3 is Ordinance No. 7704
12 dated June 29, 2009, approving the Downtown
13 St. Joseph Tax Increment Financing Plan.
14 Exhibit 4 is the American Electric
15 Building project application submitted by
16 302 North Third Street, LLC.
17 Exhibit 5 is the American Electric
18 Lofts Amendment to the Downtown St. Joseph
19 Redevelopment Plan, Redevelopment Project
20 Area 2.
21 And Exhibit 6 is the city staff
22 report to the TIF commission dated
23 February 16, 2018.
24 We just ask that those be entered
25 into the record.

1 CHAIRMAN DREW BROWN: Are
2 there any objections?
3 (No response.)
4 CHAIRMAN DREW BROWN: There
5 being none, the exhibits will be entered into
6 the record at this time.
7 If there is no further discussion,
8 I will now close the public hearing and we
9 will consider the resolution.
10 (No response.)
11 CHAIRMAN DREW BROWN: The next
12 item for our consideration is a resolution
13 recommending to the city council of the City
14 of St. Joseph, Missouri, approval of the
15 American Electric Building Tax Increment
16 Financing Project as Redevelopment Project 2A
17 in the Redevelopment Project Area 2 of the
18 Downtown St. Joseph Tax Increment Financing
19 Redevelopment Plan, an amendment to the plan
20 to conform the plan to the project, and
21 designation of 302 North Third Street, LLC,
22
23
24
25

Midland Reporting

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1 as the developer of the project.
 2 Has everyone had an opportunity to
 3 review the resolution?
 4
 5 (Commissioners nodded heads
 6 up and down.)
 7
 8 CHAIRMAN DREW BROWN: Is there
 9 a motion?
 10 MR. BYRON MYERS: I so move
 11 that we accept the recommendation of the city
 12 staff.
 13 MR. JOHN SPENCER: Second.
 14 CHAIRMAN DREW BROWN: It's
 15 been moved and seconded.
 16 At this point, do we need to have
 17 the exact language of the motion?
 18 MR. CHRIS WILLIAMS: Just as
 19 long as we can clarify the motion is to
 20 approve the resolution which approves the
 21 staff recommendation.
 22 CHAIRMAN DREW BROWN:
 23 Mr. Myers, allow me to restate your motion.
 24 MR. BYRON MYERS: Certainly.
 25 CHAIRMAN DREW BROWN: I move

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1 MR. BRANDON TRITTEN: Aye.
 2 MR. WES METZ: John Reese?
 3 MR. JOHN REESE: Aye.
 4 MR. WES METZ: Byron Myers?
 5 MR. BYRON MYERS: Aye.
 6 MR. WES METZ: Who am I
 7 missing? Chris Silcott?
 8 MR. CHRIS SILCOTT: No.
 9 MR. WES METZ: John Murawski?
 10 MR. JOHN MURAWSKI: Aye.
 11 MR. WES METZ: And then
 12 myself. No. Is that everybody? Oh, I'm
 13 sorry.
 14 MR. JOHN SPENCER: John
 15 Spencer.
 16 MR. WES METZ: John Spencer?
 17 MR. JOHN SPENCER: Aye.
 18 CHAIRMAN DREW BROWN: The
 19 "ayes" have it.
 20 Are there any other matters that
 21 need to be addressed at this time?
 22
 23 (No response.)
 24
 25 CHAIRMAN DREW BROWN: If not,

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1 to adopt the resolution recommending to the
 2 city council of the City of St. Joseph,
 3 Missouri, approval of the American Electric
 4 Building Tax Increment Financing Project as
 5 Redevelopment Project 2A in Redevelopment
 6 Project Area 2 of the Downtown St. Joseph
 7 Tax Increment Financing Redevelopment Plan,
 8 an amendment to the plan to conform the
 9 plan to the project, and a designation of
 10 302 North Third Street, LLC, as the developer
 11 of the project.
 12 Is that --
 13 MR. BYRON MYERS: Exactly the
 14 way I was thinking it should be.
 15 CHAIRMAN DREW BROWN: It's
 16 been moved and seconded. Please conduct a
 17 roll call.
 18 MR. WES METZ: Drew Brown?
 19 CHAIRMAN DREW BROWN: Aye.
 20 MR. WES METZ: Jeff Penland?
 21 MR. JEFF PENLAND: Aye.
 22 MR. WES METZ: Scottie
 23 Burnham? Not here.
 24 Phil Vaughn? Not here.
 25 Brandon Tritten?

40

1 I'll entertain a motion to adjourn.
 2 MR. JEFF PENLAND: So moved.
 3 CHAIRMAN DREW BROWN: Second?
 4 MR. JOHN MURAWSKI: Second.
 5 CHAIRMAN DREW BROWN: All in
 6 favor?
 7
 8 (All responded "Aye.")
 9
 10 CHAIRMAN DREW BROWN: Opposed,
 11 same sign?
 12
 13 (No response.)
 14
 15 CHAIRMAN DREW BROWN: Meeting
 16 is adjourned.
 17
 18 (The hearing concluded
 19 at 4:40 p.m.)
 20
 21 * * * * *
 22
 23
 24
 25

1 CERTIFICATE OF REPORTER

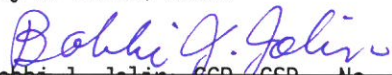
2 STATE OF MISSOURI }
3 COUNTY OF BUCHANAN } ss

5 RE: Public Hearing, TIF Commission, 2/21/2018
6 American Electric Building Tax Increment
7 Financing Plan

8 I, Bobbi J. Jolin, Certified Court Reporter,
9 with and for the State of Missouri, appointed to
10 take the above-referenced public hearing, certify
11 that before the proceedings said witnesses were
12 duly sworn by me to testify to the truth; that
13 said proceedings were taken by me in stenographic
14 shorthand then reduced to typewritten form herein;
15 that the foregoing is a true and accurate
16 transcription of the testimony given and
17 proceedings had, to the best of my knowledge and
18 belief.

15 I further certify that I am not related to
16 any party herein or their counsel, that I am not
17 clerk or stenographer of any party or of the
18 attorney of any party, and have no interest in the
19 result of these proceedings.

18 IN WITNESS WHEREOF, I have hereunto set my
19 hand this 10th day of March, 2018.

20 
21 Bobbi J. Jolin, CCR, CSR, No. 434
22 Certified Court Reporter
23 State of Missouri Supreme Court

24 DISCLAIMER: Only a hard copy with the court
25 reporter's original signature constitutes a
certified record.

1 COURT MEMO

2 RE: Public Hearing, TIF Commission, 2/21/2018
3 American Electric Building Tax Increment
4 Financing Plan

5 CERTIFICATE OF OFFICER

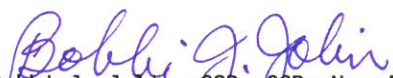
6 (Rule 57.03 (g)(2)(a) & Sec. 492.590 RSMO 1985.)

8 Name and address of person or firm having custody
9 of the original transcript: Office of Planning
10 and Community Development, City Hall Building
11 1100 Frederick Avenue, St. Joseph, Missouri 64501

12 Upon delivery of transcripts, the costs had not
13 yet been paid. It is anticipated that all charges
14 will be paid in the normal course of business.

15 MIDLAND REPORTING
16 Bobbi J. Jolin, CCR, CSR
17 Certified Court Reporter
18 P.O. Box 2034
19 St. Joseph, Missouri 64502
20 (816) 387-6919

19 IN WITNESS WHEREOF, I have hereunto set my
20 hand on this 10th day of March, 2018.

21 
22 Bobbi J. Jolin, CSR, CCR, No. 434
23 Certified Court Reporter
24 State of Missouri Supreme Court
25

<p style="text-align: center;">\$</p> <p>\$1.7 20:15, 21:4 \$10.5 30:15 \$2,980,654 27:17 \$24,971,483 28:3 \$240,000 18:15 \$25 9:21 \$3 10:16 \$3,000,000 28:13 \$446,000 18:16 \$446,311 18:21 \$51,000 30:20 \$51,630 30:18, 32:10 \$71,000 20:25</p> <p style="text-align: center;">1</p> <p>1 4:4 10 10:20, 28:23 100 11:5, 21:20, 22:3, 22:5, 22:11, 23:14, 23:21, 24:2, 24:9, 24:13 102 9:9 10th 41:19, 42:20 11.9 28:15 1100 1:20, 42:10 12th 23:17, 23:25 13 3:7, 13:19 140 14:19 140-unit 31:12 16 3:11, 5:20, 30:12, 30:24, 35:23 17 3:8 18 3:9 1887 14:6 1901 9:8 1917 14:7 1985 42:6</p> <p style="text-align: center;">2</p> <p>2 1:14, 4:12, 5:16, 7:4, 11:15, 11:18, 11:25, 25:25, 35:9, 35:20, 36:21, 38:6 2/21/2018 41:5, 42:2 2009 4:17, 11:14, 26:1, 35:12 2016 13:18 2018 1:18, 5:20, 6:7, 35:23, 41:19, 42:20 2020 15:12, 17:11 2034 42:16 21 1:18 21st 6:7 23 21:16 25 3:10, 21:21 26 21:13 26th 22:8 29 4:17, 35:12 2A 1:13, 7:4, 11:24, 12:7, 36:20, 38:5</p>	<p style="text-align: center;">3</p> <p>3 4:16, 35:11 30 3:11 30-year 20:14, 20:24 302 1:16, 5:7, 7:8, 27:9, 35:16, 36:25, 38:10 34 3:12 35 3:13, 3:14, 4:4, 4:12, 4:16, 5:4, 5:10, 5:18 38 3:15, 3:16 387-6919 42:17 39 3:17</p> <p style="text-align: center;">4</p> <p>4 5:4, 35:14 40 3:18 41 3:19 42 3:20 427 13:11 43-49 3:21 434 41:21, 42:23 45-day 26:23 47th 9:8 492.590 42:6 49th 13:11 4:05 6:4 4:40 40:19</p> <p style="text-align: center;">5</p> <p>5 5:10, 35:17 50 24:16, 31:21 57.03 42:6</p> <p style="text-align: center;">6</p> <p>6 3:3, 3:4, 5:18, 35:21 64501 42:10 64502 42:17</p> <p style="text-align: center;">7</p> <p>7 19:7, 20:11 7704 4:16, 35:11</p> <p style="text-align: center;">8</p> <p>816 42:17</p> <p style="text-align: center;">9</p> <p>9 3:5, 3:6 9.87 10:20 99 26:20</p> <p style="text-align: center;">A</p> <p>abatement 11:6, 21:21, 22:3, 22:5, 22:11, 22:16, 23:15, 23:20 abatements 23:5</p>	<p>abating 23:6 above-referenced 41:9 Absolutely 30:22 accept 37:11 accordance 26:20 account 24:11 accurate 41:12 across 32:12 activity 10:25 ad 20:13 add 16:11, 16:17 adding 15:19 addition 27:1 address 9:1, 9:8, 34:4, 42:8 addressed 39:21 addressing 22:12 adjourn 40:1 adjourned 3:18, 40:16 administer 8:7 adopt 38:1 Adopted 3:17 affected 19:11, 21:8, 26:25, 27:3 afternoon 9:19, 10:5, 13:14 agenda 6:25 agrees 22:4 Airport 16:6 allow 10:2, 10:22, 12:2, 12:24, 37:23 alone 20:23 already 26:7 alternate 20:3 ambiguity 30:13 amended 9:20, 11:22, 12:8, 19:8 amendment 5:11, 7:6, 18:1, 19:6, 23:19, 24:12, 35:18, 36:23, 38:8 amendments 17:14 American 1:5, 1:11, 5:4, 5:10, 7:2, 7:14, 9:22, 11:11, 11:23, 12:5, 14:5, 35:14, 35:17, 36:19, 38:3, 41:6, 42:3 amount 15:19, 18:21 analysis 19:2, 19:4, 19:10, 21:7, 21:24, 23:13 annual 32:18, 32:22 annually 29:7 anticipated 42:12 apartment 14:19, 31:12 apartments 14:17 applicable 26:18 applicant 7:24, 9:2, 9:12, 18:8, 19:1, 25:2, 28:17, 28:22, 28:24, 30:12, 33:20 applicant's 12:10, 18:5 application 5:6, 12:11, 17:15, 18:16, 18:20, 24:15, 25:23, 26:8, 26:15, 26:17, 26:22, 27:10, 29:13, 30:25, 33:21, 34:7, 35:15 appointed 41:9 appreciate 16:19 approach 18:8, 22:20 approached 18:10</p>
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